

**AN ORDINANCE AUTHORIZING THE DIVISION OF A 6.89-ACRE TRACT OF LAND, PER THE LOT SPLIT PROCEDURE OF CHAPTER 420.110 SUBDIVISION AND DEVELOPMENT REGULATIONS OF THE WILDWOOD MUNICIPAL CODE, FOR A PROPERTY IDENTIFIED BY ST. LOUIS COUNTY LOCATOR NUMBER 23Y440033, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 45 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, MISSOURI, AND, MORE SPECIFICALLY, SITUATED ON THE SOUTH SIDE OF WILD HORSE CREEK ROAD, WEST OF STATE ROUTE 100, FOR THE PURPOSES OF CREATING TWO (2) PARCELS OF GROUND, HEREAFTER TO BE KNOWN AS *LOTS 1 AND 2 OF NORDMAN ESTATES*. (Ward One)**

**WHEREAS**, the owners of said property are seeking the division of this tract of land, which would allow for this 6.89-acre parcel of ground to be divided into two (2) legal lots of record, under the provisions of Section 420.110 of the *Subdivision and Development Regulations* of the City of Wildwood, Missouri; and

**WHEREAS**, the property considered for this division has been deemed a legal lot of record, as defined by the City's *Subdivision and Development Regulations* (Chapter 420) and St. Louis County Records; and

**WHEREAS**, the properties resulting from this land division appear to be in compliance with the minimum lot area prescribed by the Zoning Ordinance of the City of Wildwood (NU Non-Urban Residence District), and meet with the minimum boundary dimensions and frontages for access purposes, while also meeting the design standards outlined for flag-lot configurations, as stipulated within the City of Wildwood's *Subdivision and Development Regulations*; and

**WHEREAS**, proposed Lot 1, being the larger parcel of ground, will retain the existing single-family dwellings and two (2) accessory structures upon it, while Lot 2, after division of the parent tract of land, will provide a new location for a future residence; and

**WHEREAS**, the existing lot has a number of buildings and structures upon it, as noted above to be contained upon proposed Lot 1, which are all encroaching into the property's front-yard setback area, but predate 1950, making them legal, but non-conforming, thereby allowing the division of the property to be considered; and

**WHEREAS**, the City of Wildwood, on September 1, 1995, adopted specific ordinances, codes, and regulations enabling it to administer its zoning and subdivision authorities to the benefit of the health, safety, and general welfare of its residents.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILDWOOD, MISSOURI AS FOLLOWS:**

**Section One.** The City Council of the City of Wildwood hereby authorizes the division of a 6.89-acre tract of land, per the Lot Split Procedure of *Chapter 420.110 Subdivision and Development Regulations* of the Wildwood Municipal Code, for a property identified by St. Louis County Locator Number 23Y440033, located in the Southwest Quarter of Section 33, Township 45 North, Range 3 East, City of Wildwood, Missouri, and, more specifically, situated on the south side of Wild Horse Creek Road, west of State Route 100, for the purposes of creating two (2) parcels of ground, hereafter to be known as *Lots 1 and 2 of Nordman Estates*, as indicated both graphically and by legal description, upon the Lot Split Plat that accompanies the property owners' request, which is now hereto attached and made

a part hereof.

**Section Two.** The Director of Planning and the City Clerk are authorized and directed to evidence the approval of the Lot Split Plat by affixing their signatures and the official seal of the City of Wildwood to a Certificate of Approval for this instrument. The petitioner is required and directed to record this Lot Split Plat in the Office of the St. Louis County Recorder of Deeds within sixty (60) days of its approval by the City Council, or its action shall be voided.

**Section Three.** This ordinance shall be in full force and effect from and after its passage and approval, providing all required fees are paid to the City, all other applicable requirements of the City's ordinances and codes are met, and a recorded copy of the plat is returned to the Department of Planning by the petitioner(s) or their representative.

**THIS BILL WAS PASSED AND APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_ 2019, BY THE COUNCIL OF THE CITY OF WILDWOOD AFTER HAVING BEEN READ BY TITLE, OR IN ITS ENTIRETY, TWO (2) TIMES PRIOR TO ITS PASSAGE.**

\_\_\_\_\_  
**Presiding Officer**

\_\_\_\_\_  
**The Honorable James R. Bowlin, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Jessica Stirmlinger, City Clerk**

\_\_\_\_\_  
**Jessica Stirmlinger, City Clerk**